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4520 S PECOS ROAD

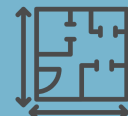
Las Vegas, NV 89121

Professional Offices
On the South Pecos Corridor

Suites from
+/-1,735 to 4,559 RSF
with up to
+/-6,294 RSF
combined

6:1000 parking with
covered spaces
available



Turn key spaces, direct suite access, and professional management				
SUBMARKET	USE	AVAILABLE	ZONING	RATE
				
Eastern / Pecos Central Las Vegas Office Corridor	Professional Office or Medical	+/-1,735 to 4,559 Individually, or up to 6,294 Contiguous Rentable Square Feet	C-P Clark County Commercial Professional	\$1.30 - \$1.45 NNN with \$0.38 NNNs (TI & FREE RENT AVAILABLE)

ABOUT THIS PROPERTY

Freestanding building with direct walk-up suites

4:1000 Parking ratio with covered spaces available

Monument signage on Pecos available (21,800 CPD)

Tenant improvement available for qualified tenants

Rent concessions available for qualified tenants



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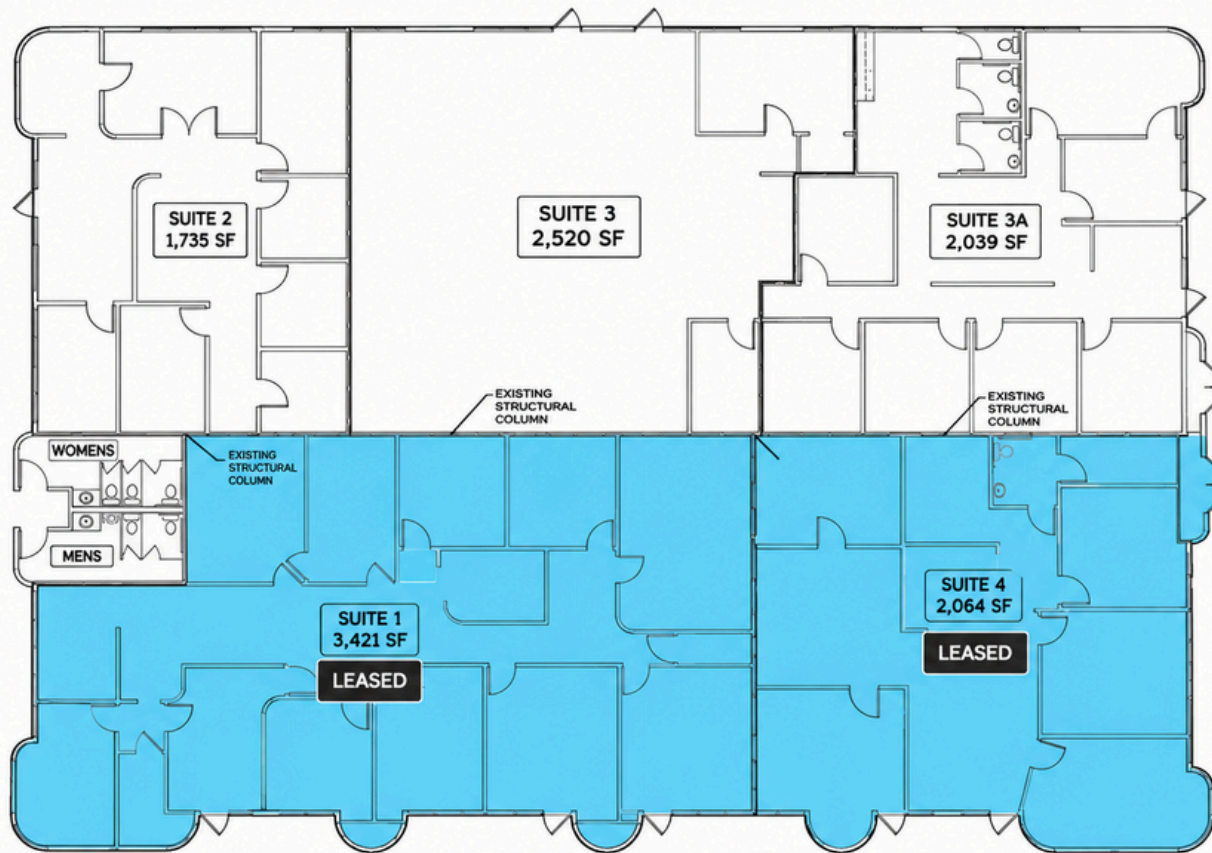


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Current Availabilities

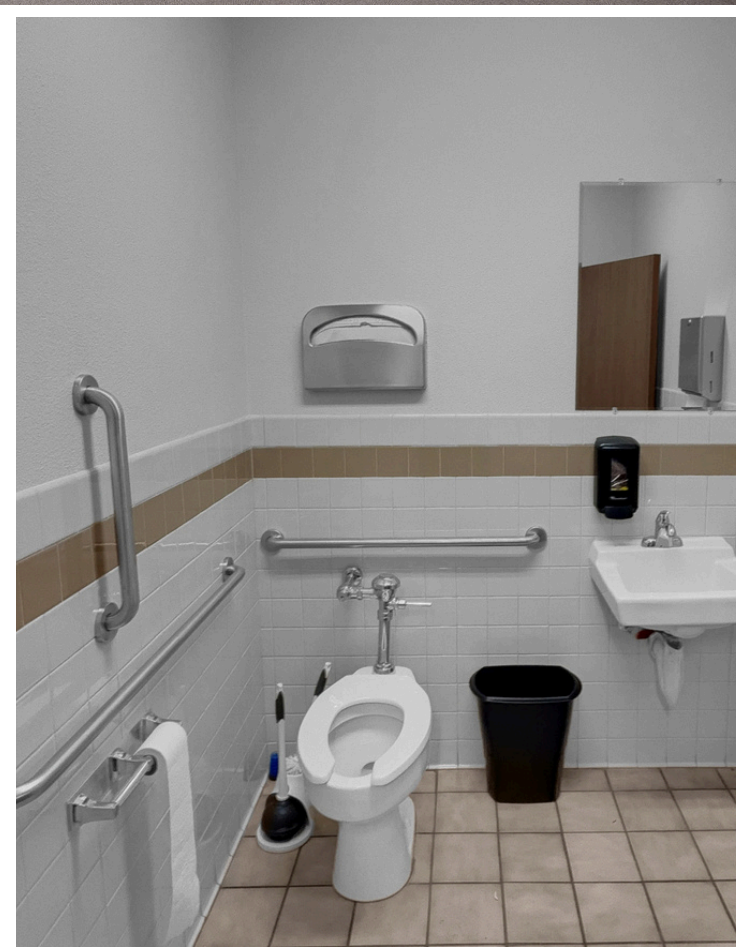
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Suite #	Use Type	RSF	Base Rent	NNN	Total Monthly	About This Space
Suite 2	Office/ Professional	1,735	\$1.35/ SF NNN	\$0.38 Est	\$3,001	6 offices, front entry lobby area with service window / counter, double door conference room. Direct access to common area women's restroom. Currently combined with Suite 1.
Suite 3	Office/ Professional/ Events	2,520	\$1.30/ SF NNN	\$0.38 Est	\$4,233	Open space with entry lobby and single private office. Currently combined with Suite 3A
Suite 3A	Office/ Professional	2,039	\$1.45/ SF NNN	\$0.38 Est	\$3,731	Dual entry lobby with corner conference room, 4 inline offices, single floating office, bullpen area, 2 full restrooms, 1 separate single WC, break sink / break area. Currently combined with Suite 3



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FOR MORE INFO OR TO TOUR:

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